

can be entered—as must be obvious from the nature of the notice itself and no notice of deposit can be registered while there is a charge registered (except a notice of deposit of such charge certificate).

The notice of deposit can be withdrawn by a simple form of withdrawal. The Land Registry is, however, particular to see that the person signing the withdrawal is the person in whose favour the notice of deposit was registered.

Where a transfer of a title is lodged for registration and it is found that a notice of deposit appears on the register, the Land Registry will warn it off, i.e. give notice to the person putting on the notice of deposit that unless they come forward and substantiate their claim, the entry of the notice of deposit will be cancelled.

Anyone claiming to have an interest in any land, whether registered or unregistered, can lodge a caution against such property being registered—or if registered—being dealt with. There are separate forms of caution applicable for use in case of unregistered or registered land. The caution of unregistered land must contain a short description of the property. Every application for a caution must be accompanied by a statutory declaration made by the cautioner or his solicitor verifying the

right of the cautioner to lodge his caution. A caution can be cancelled by a simple form.

The question which a solicitor's clerk is bound to ask in connection with registered land is how one investigates the title to a registered property.

The answer is, of course, that the register itself is the title to the property (in the case of an absolute or good leasehold title at all events) and the only